


विकास योजना पिंपरी-चिंचवड महानगरपालिका  
विकास नियंत्रण नियमावली  
महाराष्ट्र प्रादेशिक व नगर रचना  
अधिनियम, १९६६ चे कलम-३७(१अ)  
अन्वये फेरबदल.

महाराष्ट्र शासन  
नगर विकास विभाग,  
मंत्रालय, मुंबई - ४०० ०३२  
शासन निर्णय क्रमांक-टिपीएस-१८०८/१३४४/प्र.क्र.१३३०/०८/नवि-१३  
दिनांक :- १०.१०.२००८

शासन निर्णय :- सोबतची शासकीय सूचना महाराष्ट्र शासन राजपत्रा मध्ये प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

  
(वि. क. रानडे)

अवर सचिव, महाराष्ट्र शासन.

प्रति,

विभागीय आयुक्त, पुणे विभाग, पुणे.  
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.  
आयुक्त, पिंपरी-चिंचवड महानगरपालिका, पुणे.  
उपसंचालक नगर रचना, पुणे विभाग, पुणे.  
जिल्हाधिकारी, पुणे.  
सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे.  
व्यवस्थापक, येरवडा कारागृह मृदणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय सूचना महाराष्ट्र शासनाच्या राजपत्राच्या भाग-१, पुणे विभाग, पुणे पुरवणी भाग-१ मध्ये प्रसिद्ध करून त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, पुणे विभाग, पुणे, आयुक्त पिंपरी-चिंचवड महानगरपालिका, पिंपरी, जि.पुणे सहाय्यक संचालक नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात)

✓ जिल्हा अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर सूचना शासनाच्या वेबसाईटवर प्रसिद्ध करावी.  
निवडनसती (नवि-१३)

Maharashtra Regional &  
Town Planning Act, 1966.  
Notice under section 37  
(1AA) of Proposed  
modification to  
Development Control  
Regulation 1990.

GOVERNMENT OF MAHARASHTRA  
Urban Development Department,  
Mantralaya, Mumbai 400 032.  
Dated - 10.10.2008

NOTICE

No.TPS-1803/1344/CR-1330/08/UD-13

Whereas, the Development Control Regulations for Pimpri-Chinchwad Municipal Corporation<sup>1</sup> (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. TPS-1894/819/CR-89/90/UD-13 dated 7/12/1990 and which was further amended by Government of Maharashtra vide Urban Development Department's Resolution No.TPS-1894/3327/UD-13, dated 16.12.1999 to come into force with effect from the same date;

And whereas, the Appendix R of the said Regulations describes manner of development/redevelopment of land allocated, designated or reserved for certain purposes in the sanctioned Development Plan of Pimpri-Chinchwad Municipal Corporation. The said regulations permit certain reservations to be developed by the owner under the concept of accommodation of reservation, subject to some conditions;

And whereas, it is now proposed new regulation No.R-12 to develop the reservations of District Commercial centre/Town Centre/Town Sub-centre under the above mentioned concept of accommodation reservation. It is proposed to change the existing provision at M-4, regarding District Commercial Area (C-2 Zone) and for that purpose it is proposed to modify the said Regulations accordingly.

Now, therefore, in view of the facts and circumstances mentioned above and the proposed modification is in the public interest Government in exercise of the powers conferred under sub-section (1AA) of section 37 of the said Act is pleased to issue the notice regarding the said proposed modification for inviting suggestions/objections from public.

The Government is further pleased to inform that any objections/suggestions upon the said proposed modification be forwarded within 30 days from the date of publication of this notice in the official gazette to the Deputy Director of Town Planning, Pune Division, Pune having his office at 74/2, Sahakar Nagar, above Bank of Maharashtra, Pune - 411 008 who is being appointed as an 'Officer' under

section 162 of the said Act. The said officer shall submit his report to Government after scrutinizing the suggestions and objections over the proposed modification, say of the said Corporation and after granting hearing to the concerned persons including the said Corporation.

### PROPOSED MODIFICATION

- 1) Following sub-regulation No R-12 is proposed to be added in Appendix R of the said regulations.

Sr. No.	Use Allocation designation or reservation.	Person/Authority who may develop.	Conditions subject to which develop.
1	2	3	4
R-12	<u>Commercial (C)</u> (g) District Commercial Centre/ Town Centre/ Town Sub-centre.	Corporation or owner or Special Planning Authority (SPA)	<p>The Corporation/ SPA may acquire the land and develop it for District Commercial Centre/Town Centre/ Town sub-centre.</p> <p>OR</p> <p>The owner may develop the District Commercial Centre/Town Centre/ Town sub-centre on his agreeing to give 30 percent of the permissible builtup area along with appurtenant land for the District Commercial Centre/ Town Centre/ Town sub-centre as per the requirement of the Municipal Commissioner/ SPA to Corporation/ SPA free of cost, for the users permissible in C1/C2 zone. The owner thereafter will be entitled to have the permissible FSI of the plot for other permissible uses of C1/C2 Zone without taking into account the builtup area of District Commercial Centre/ Town Centre/ Town sub-centre to be handed over to Corporation</p> <p>Owner/Developer shall be allowed to use TDR/Additional FSI (0.33) on 70% land, subject to FSI consumption limit of 2.00 (Two) on the entire plot</p>

ii) Clause M-4 is proposed to be deleted & substituted by following-

**M-4. District Commercial Area/Zone (C-2 Zone) -**

**(1) Uses permitted in a District Commercial Zone (C-2 Zone) -**

The following uses are permissible in C-2 Zone -

(i) Area to the extent of 40% of permissible floor area shall be developed for following users, as per the specification of the Corporation.

- a) Wholesale Establishment not exceeding 200 sq.mt. for commodities other than those prohibited by any statute or rule.
- b) Public utility building.
- c) Headquarters of a Commercial organization or firm
- d) Printing, book binding engraving and block making

On the remaining 60% of the permissible floor area, uses permissible in a local Commercial Zone (C-1 Zone) shall be permissible provided that, the extent of residential use shall not exceed 30% of the permissible floor area.

By order and in the name of the Governor of Maharashtra



(V. M. Ranade),

Under Secretary to Government.

Note: This notification is also published on Government web site at  
[www.urban.maharashtra.gov.in](http://www.urban.maharashtra.gov.in)